

# PROP REPORT



**Hermes, Hiranandani Fortune City**

MahaRERA Number : P52000000267



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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## LOCATION

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| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mohopada    | NA             | NA             |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal I-B **57.8 Km**
- Navi Mumbai International Airport **17.5 Km**
- Bus stop **2 Km**
- Mahape Railway Station **3 Km**
- NH 48 **2 Km**
- Ambani Hospital **3.7 Km**
- Reliance Foundation School **4.3 Km**
- Orion Mall **15.5 Km**
- G-Mart **4.8 Km**

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# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | NA                   | 1                          |

|                                     |
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# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

|                                     |
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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

|                               |          |       |
|-------------------------------|----------|-------|
| Completed on 30th April, 2022 | 588 Acre | 3 BHK |
|-------------------------------|----------|-------|

### Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure                | Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area  |
| Business & Hospitality | Banquet Hall,Day Care,ATM / Bank Attached  |
| Eco Friendly Features  | Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant   |

|                                     |
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## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Hermes     | 4               | 31           | 4               | 3 BHK          | 124            |

First Habitable Floor

4th

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

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## FLAT INTERIORS

Configuration

3 BHK

RERA Carpet Range

1363 - 1396.5 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring

Vitrified Tiles

|                              |  |
|------------------------------|--|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows       |
| HVAC Service                 | Split / Box A/C Provision  |
| Technology                   | NA   |
| White Goods                  | NA   |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 3 BHK         | INR 12316.51  | INR 16800000    | INR 18680000 to 19135000 |

**Disclaimer:** Prices mentioned are approximate value and subject to change.

|     |            |              |
|-----|------------|--------------|
| GST | Stamp Duty | Registration |
|-----|------------|--------------|

|            |                 |               |
|------------|-----------------|---------------|
| 0%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 600000      | INR 0         |

|                     |   |
|---------------------|---|
| Festive Offers      | The builder is not offering any festive offers at the moment. |
| Payment Plan        | Construction Linked Payment                                   |
| Bank Approved Loans | HDFC Bank   |

### Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to



derive from each aspect of the project.

| Category          | Score  |
|-------------------|--------|
| Place             | 55     |
| Connectivity      | 83     |
| Infrastructure    | 48     |
| Local Environment | 100    |
| Land & Approvals  | 58     |
| Project           | 76     |
| People            | 46     |
| Amenities         | 84     |
| Building          | 78     |
| Layout            | 70     |
| Interiors         | 65     |
| Pricing           | 40     |
| Total             | 67/100 |

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